



1 PARKER CLOSE
Carshalton, SM5 3HF



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1 PARKER CLOSE,

This substantial detached home in Carshalton Beeches offers over 6,000 sq ft of space and versatility.

Perfect for a growing or multi-generational family, it presents a rare opportunity to reimagine and personalise a truly expansive home. Whether you're seeking room to entertain, work from home, accommodate extended family or simply enjoy large open-plan living, this property offers flexibility across two spacious floors.

ACCOMMODATION SUMMARY

The layout combines practicality with impressive scale and rare versatility. With private lift access between floors, multiple reception rooms, a dedicated wet room and a self-contained flat, the home lends itself to family life, home-based work, or guests. Light-filled living spaces, high ceilings, and well-defined zones allow you to shape the space around your needs, from wellness and work to multigenerational living or hosting guests.



FIRST FLOOR

The first floor opens with a striking vaulted-ceiling open-plan reception area, blending a modern kitchen with everyday functionality and generous dining and living zones.



FIRST FLOOR

Gloss-finish cabinets and modern appliances sit under skylights, with a wooden staircase leading to a mezzanine perfect for display, reading or play.



FIRST FLOOR

An open-plan dining space allows for large family gatherings or entertaining guests. The adjoining commercial-grade kitchen adds serious culinary capability, ideal for home chefs, large families, or external catering.





FIRST FLOOR

This floor also offers three further generous rooms with en-suite toilet facilities, all presented with flexibility for sleeping, work or leisure use.



FIRST FLOOR

The addition of a self-contained flat, including its own living area, kitchen, and bathroom, provides multi-generational potential, guest accommodation or extended family use.



GROUND FLOOR

The ground floor features four generously sized and adaptable rooms, each with excellent proportions, natural light and flexible layout, ideal for evolving family needs over time.

These can be used as living rooms, studies, bedrooms or creative family spaces.





GROUND FLOOR

Another highlight is the atmospheric dressing room, complete with a night-sky ceiling, offering a unique space that could serve as a glamorous wardrobe, creative studio, or treatment room.



GROUND FLOOR

A standout feature is the luxurious spa-style wet room, finished in polished marble with a large freestanding bath, table shower, and walk-in shower. This is ideal for families or wellness enthusiasts looking for comfort and practicality.





GROUND FLOOR

This floor also benefits from wide corridors and doorways, integrated storage, and lift access, making it highly functional for all ages and mobility needs.



GROUND FLOOR

One of the rooms has been converted from a cinema lounge into a large bedroom, retaining its cosy ambiance and spacious feel.



OUTSIDE

The home sits on a generous plot with a wide private driveway offering space for multiple cars and equipped with EV charging.

Multiple detached garages provide secure storage, workshop use, or conversion potential.



OUTSIDE

The rear garden is private and tranquil, offering zones for entertaining, play or a peaceful retreat.



OUTSIDE

An upper-level balcony garden provides further outdoor enjoyment, ideal for relaxing with a book or having a morning coffee.



LOCATION

Tucked away in a quiet cul-de-sac in Carshalton Beeches, this home benefits from a strong community setting, tree-lined streets, and proximity to key amenities.

Just a short walk from Carshalton Beeches Station, residents can enjoy direct access into London Bridge and London Victoria in under 30 minutes, ideal for commuting professionals or families seeking the balance of London access with village living.

The area is known for its friendly neighbourhood feel, established parks, and easy reach to healthcare services and everyday conveniences.

LOCAL AMENITIES:

- Oaks Park, Carshalton Park and green spaces nearby.
- Independent cafés and shops in Carshalton Village.
- Local healthcare, gym and community facilities.

TRANSPORT:

- Carshalton Beeches Station is less than a 10-minute walk and offers direct trains into London Bridge and London Victoria in under 30 minutes.
- Direct bus access to St Helier Hospital, Sutton and Morden Underground Station.
- Convenient road links to the A232 and wider South London.

SCHOOLS:

- Close to several highly rated state and independent schools.
- Popular with families seeking quality education options.



Photo credit: Photo by Marta Moya & Benjamin Davies

GENERAL INFORMATION

SERVICES:

Mains water, gas and electricity.

TENURE:

Freehold

LOCAL AUTHORITY & TAX BAND:

London Borough of Sutton, Council Tax Band: G

VIEWING ARRANGEMENTS

Strictly via the vendors sole agents Luxury Property Partners Damarie Campbell, 07871 741 556, damariecampbell@luxurypropertypartners.co.uk

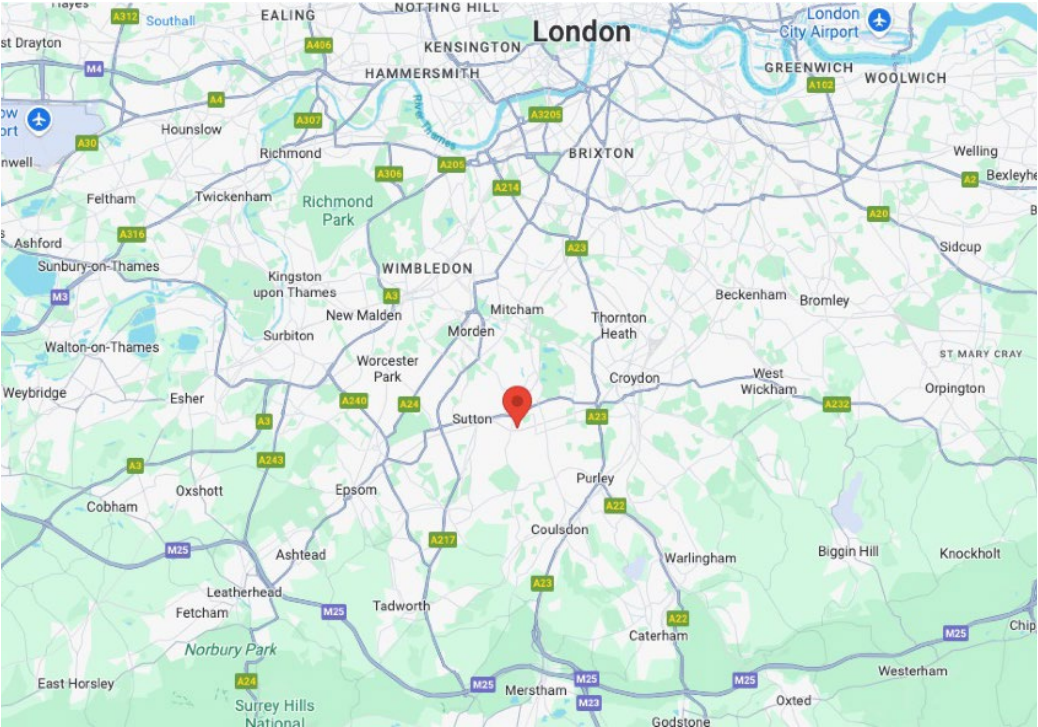
AGENTS NOTES:

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

BULLET POINTS:

- Over 6,000 sq ft Living Space
- Lift Access Across Floors
- Designer Kitchen with Mezzanine
- Spa Wet Room
- Versatile Reception Spaces
- Self-Contained Flat
- Private Driveway with EV Charging
- Quiet Location with London Access
- Freehold
- EPC: D | Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

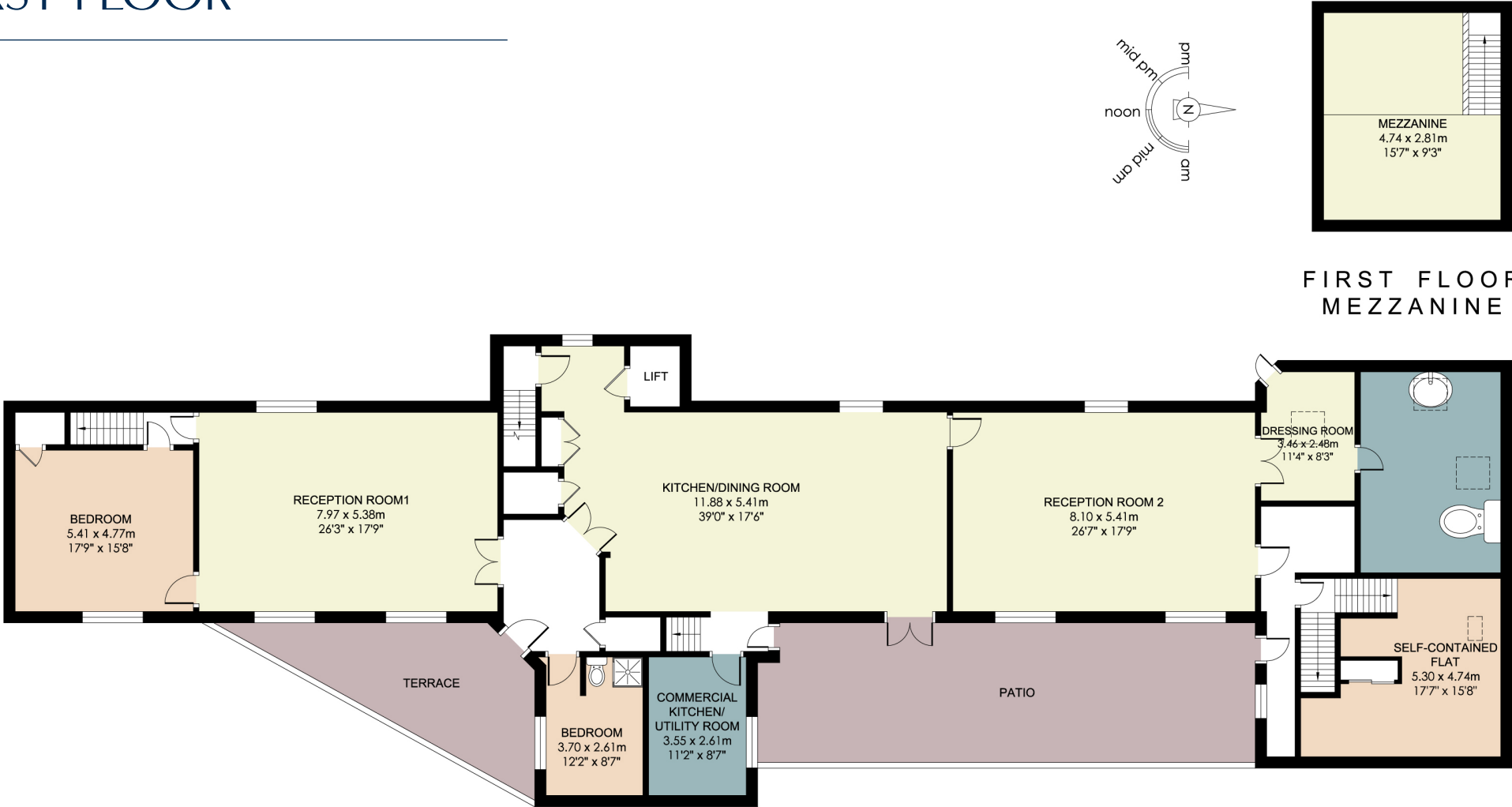


GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
2754 sq ft, 256 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

FIRST FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
3296 sq ft, 306 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



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